

Commercial Businesses



Richland County Department of Planning & Development Services



BUSINESS RULES & ONLINE TOOLS WORKSHOP

Speaker Overview

Geonard Price, Zoning Administrator

K. Brian Cook, Assistant Zoning Administrator

Topic:

Zoning for Commercial
Businesses in Richland County



BUSINESS RULES & ONLINE TOOLS WORKSHOP

Planning & Development Services

Our mission

Creating better communities in Richland County using a public planning process.

Our goal

Incorporating best practices balancing environmental and economic concerns.



BUSINESS RULES & ONLINE TOOLS WORKSHOP

Zoning

Richland County is divided into zoning districts.

The LDC (Land Development Code – Chapter 26) identifies the permitted uses within each zoning district, as well as development standards for the establishment of each land activity.

These regulations address development standards, such as, lot size, setbacks, height limitations, parking, signage, flood and landscaping.

There may be certain situations where submittal of a site plan is required in order to ensure compliance.



BUSINESS RULES & ONLINE TOOLS WORKSHOP

Zoning Districts Residential

- TROS Traditional Recreation Open Space
- RU Rural District
- RR Rural Residential District
- RS-E Residential, Single-Family – Estate
- RS-LD Residential, Single-Family – Low Density
- RS-MD Residential, Single-Family – Medium Density
- RS-HD Residential, Single-Family – High Density
- MH Manufactured Home District
- RM-MD Residential, Multi-Family – Medium Density
- RM-HD Residential, Multi-Family – High Density



BUSINESS RULES & ONLINE TOOLS WORKSHOP

Zoning Districts Commercial

- OI Office and Institutional District
- NC Neighborhood Commercial
- RC Rural Commercial District
- GC General Commercial District
- M-1 Light Industrial District
- LI Light Industrial District
- HI Heavy Industrial District
- PDD Planned Development District



BUSINESS RULES & ONLINE TOOLS WORKSHOP

Industrial Zoning



BUSINESS RULES & ONLINE TOOLS WORKSHOP

FRIDAY, FEBRUARY 6TH, 2009

COLUMBIA, SC

Neighborhood Commercial Zoning



BUSINESS RULES & ONLINE TOOLS WORKSHOP

FRIDAY, FEBRUARY 6TH, 2009

COLUMBIA, SC

Rural Zoning



BUSINESS RULES & ONLINE TOOLS WORKSHOP

FRIDAY, FEBRUARY 6TH, 2009

COLUMBIA, SC

Commercial Zoning



BUSINESS RULES & ONLINE TOOLS WORKSHOP

FRIDAY, FEBRUARY 6TH, 2009

COLUMBIA, SC

Residential Zoning



BUSINESS RULES & ONLINE TOOLS WORKSHOP

FRIDAY, FEBRUARY 6TH, 2009

COLUMBIA, SC



Check with this department before making any decisions about the location of your business!

- ✓ Ensure the use is allowed.
- ✓ Know if site plans are required.



BUSINESS RULES & ONLINE TOOLS WORKSHOP

Development Review Process

- The County Planning Department reviews all applications for land development:
 - subdivisions (residential)
 - site plans (commercial)
- The Department coordinates approvals among several county and state agencies:
 - ❖ Health Department
 - ❖ Fire Marshall
 - ❖ Parks and Recreation
 - ❖ Public Works & Engineering
 - ❖ Dept. of Transportation
 - ❖ DHEC
 - ❖ Soil Conservation



BUSINESS RULES & ONLINE TOOLS WORKSHOP

Planning & Development Services Professionals

Flood Management	Addressing
Zoning	Site Plan Review
Neighborhood Improvement	Comprehensive Planning
Geographic Information Systems (GIS)	



BUSINESS RULES & ONLINE TOOLS WORKSHOP

Regulations

- Who is being regulated?
 - Any business located in Unincorporated Richland County
- Why are they being regulated?
 - To protect the quality of life, insure safety, maintain practical growth and property values for our citizens
 - What law / code is used?
 - Richland County Land Development Code (Chapter 26)
- What are the penalties for not being compliant?
 - A daily fine of \$1,092.50 and/or 30 days in jail



BUSINESS RULES & ONLINE TOOLS WORKSHOP

Comprehensive Planning

- Richland County, South Carolina
 - In 2035, Richland County will have 40% more people.
- An additional 130,000 residents will be calling our community home.
 - Where will these people live?
 - How will they get to work?
 - How will we plan for the additional traffic?



BUSINESS RULES & ONLINE TOOLS WORKSHOP



LEGEND

10 Year Future Land Use Classes

- Municipal
- Urban
- Suburban
- Rural
- Conservation
- Priority Development Areas
- Planning Areas
- 2010 Census Urbanized Area

10 Year Annexation Boundary

- Highway
- Arterial Lanes
- Interstates
- Counties
- Inop
- Combinations
- Transit Stations

Regional High Speed Rail Corridor

2025 Long Range Transportation Plan

Piedmont Trail

County Assets

- EMS
- Fire
- Fire - Unmanned
- Fire / EMS
- Landfill
- Sheriff
- Wastewater Treatment

Public Schools

- Elementary
- Middle
- High

Police Stations

- Headquarters
- Substation
- Substation HQ

This map was prepared by the City of Columbia, South Carolina, for the purpose of illustrating the future land use classes and other information. It is not intended to be used for any other purpose. The City of Columbia, South Carolina, is not responsible for any errors or omissions in this map. The City of Columbia, South Carolina, is not responsible for any damages or losses resulting from the use of this map. The City of Columbia, South Carolina, is not responsible for any claims or liabilities resulting from the use of this map. The City of Columbia, South Carolina, is not responsible for any claims or liabilities resulting from the use of this map.



BUSINESS RULES & ONLINE TOOLS WORKSHOP

Richland County Website

www.richlandonline.com

Planning & Development Services
Land Development Code (Ch. 26)



BUSINESS RULES & ONLINE TOOLS WORKSHOP

Contact Information

- Geonard Price, Zoning Administrator
 - 803-576-2174 / priceg@rc.gov.us
- K. Brian Cook, Assistant Zoning Administrator
 - 803-576-1335 / cookb@rcgov.us



BUSINESS RULES & ONLINE TOOLS WORKSHOP



Richland County, South Carolina

Department of Planning & Development Services

803-576-2180